

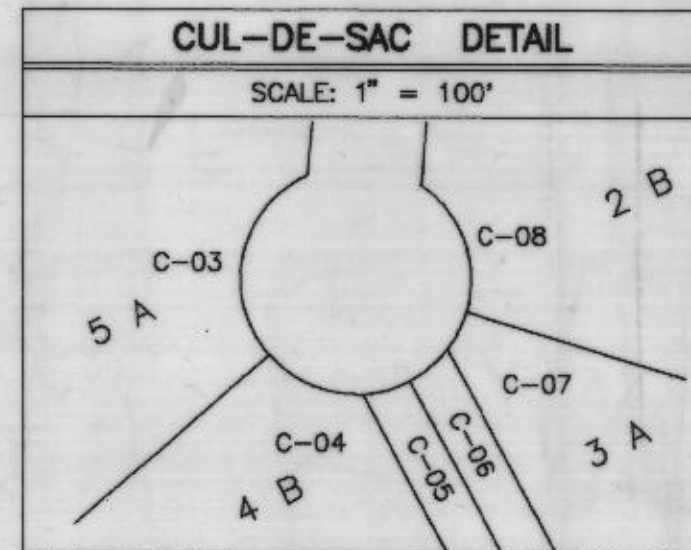
# FINAL PLAT

## LOTS 1A, 1B, 2A, 2B, 3A, 3B, 4A, 4B, 5A, 5B, 6A & 6B, BLOCK 1

### BENT CREEK RANCH ESTATES

BEING 64.907 ACRES OUT OF THE  
JAMES A. GLENN SURVEY, ABSTRACT NO. 528 &  
THE B. B. B. & C. R. R. CO. SURVEY, ABSTRACT NO. 159  
PARKER COUNTY, TEXAS

FEBRUARY, 2001



NUMBER OF LOTS: 12  
 DENSITY: 0.19 UNITS/ACRE  
 LAND USE: SINGLE FAMILY  
 MINIMUM LOT SIZE: 5.004 ACRES  
 WATER SUPPLY: INDIVIDUAL WELLS  
 SEWAGE DISPOSAL: AEROBIC SYSTEMS

PC609

LINE TABLE

LINE	BEARING	LENGTH
L-01	N 89°40'20" W	233.68
L-02	N 81°35'42" W	227.99
L-03	N 54°36'33" W	166.60
L-04	N 69°03'24" W	126.28
L-05	N 87°10'57" W	104.53
L-06	N 42°47'46" W	78.58
L-07	N 31°19'10" W	83.72
L-08	N 22°47'06" W	128.33
L-09	N 13°32'50" W	168.94
L-10	N 00°13'21" W	123.38
L-11	N 11°53'53" E	65.56
L-12	N 04°44'57" E	77.83
L-13	N 00°38'24" E	73.99
L-14	N 05°42'30" W	59.09
L-15	N 69°31'45" W	78.05
L-16	N 82°34'52" W	159.42
L-17	N 77°55'34" W	78.82
L-18	N 45°28'48" W	53.59
L-19	N 58°42'02" W	65.75
L-20	N 61°18'50" W	228.79
L-21	N 46°50'27" W	129.33
L-22	N 17°18'07" W	72.00
L-23	N 11°00'18" E	64.69
L-24	N 10°46'42" E	123.51
L-25	N 22°23'37" W	52.83
L-26	N 46°21'08" W	72.85
L-27	N 53°59'55" W	102.05
L-28	N 68°35'46" W	154.99
L-29	N 68°05'20" W	94.18
L-30	N 25°35'44" W	18.42
L-31	N 64°24'16" E	300.00
L-32	S 25°35'44" E	30.00
L-33	N 64°24'16" E	346.95
L-34	S 25°35'44" E	300.00
L-35	N 05°00'00" E	54.39
L-36	N 25°35'44" W	177.90
L-37	N 64°24'16" E	60.00
L-38	S 25°35'44" E	177.90
L-39	S 05°00'00" W	22.40
L-40	N 69°03'24" W	53.88
L-41	N 87°10'57" W	9.46
L-42	N 87°10'57" W	20.05
L-43	N 87°10'57" W	68.33
L-44	N 26°16'53" E	22.47
L-45	N 26°16'53" E	60.20
L-46	N 26°16'53" E	75.55
L-47	N 28°06'57" W	36.94
L-48	N 28°06'57" W	148.43
L-49	N 28°06'57" W	34.87
L-50	N 28°06'57" W	64.79
L-51	N 28°06'57" W	169.17
L-52	N 28°06'57" W	130.78
L-53	N 28°06'57" W	103.31
L-54	N 28°06'57" W	153.98
L-55	N 28°06'57" W	102.81
L-56	N 73°22'26" W	56.36

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH
C-01	147.90	30°35'44"	116.03
C-02	207.90	30°35'44"	163.10
C-03	60.00	108°07'13"	111.13
C-04	60.00	52°22'17"	54.84
C-05	60.00	24°37'27"	25.79
C-06	60.00	24°37'28"	25.79
C-07	60.00	20°38'01"	21.61
C-08	60.00	71°37'34"	75.01

**NOTES**

- 20' PIPELINE EASEMENT TO SOUTHWESTERN GAS PIPELINE, INC., VOLUME 1111, PAGE 892, DRPCT.
- ALL FINISH FLOOR ELEVATIONS SHALL BE A MINIMUM OF 2 FEET ABOVE THE 100-YEAR FLOODPLAIN WATER SURFACE ELEVATION.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM.
- 1/2" STEEL RODS SET AT ALL LOT CORNERS, PC'S, PT'S AND ANGLE POINTS.
- BENCHMARKS: PAINTED SQUARE ON BASE OF ELECTRIC TOWER IN NORTH END OF LOT 1B, ELEVATION 829.68  
PAINTED SQUARE ON BASE OF ELECTRIC TOWER IN WEST END OF LOT 3A, ELEVATION 807.52

I HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE FACTS AS FOUND BY A BOUNDARY SURVEY PERFORMED ON THE GROUND IN OCTOBER, 2000, AND THAT THE LOT CORNERS HAVE BEEN SET ACCORDING TO THE LINES AND DIMENSIONS AS SHOWN HEREON.



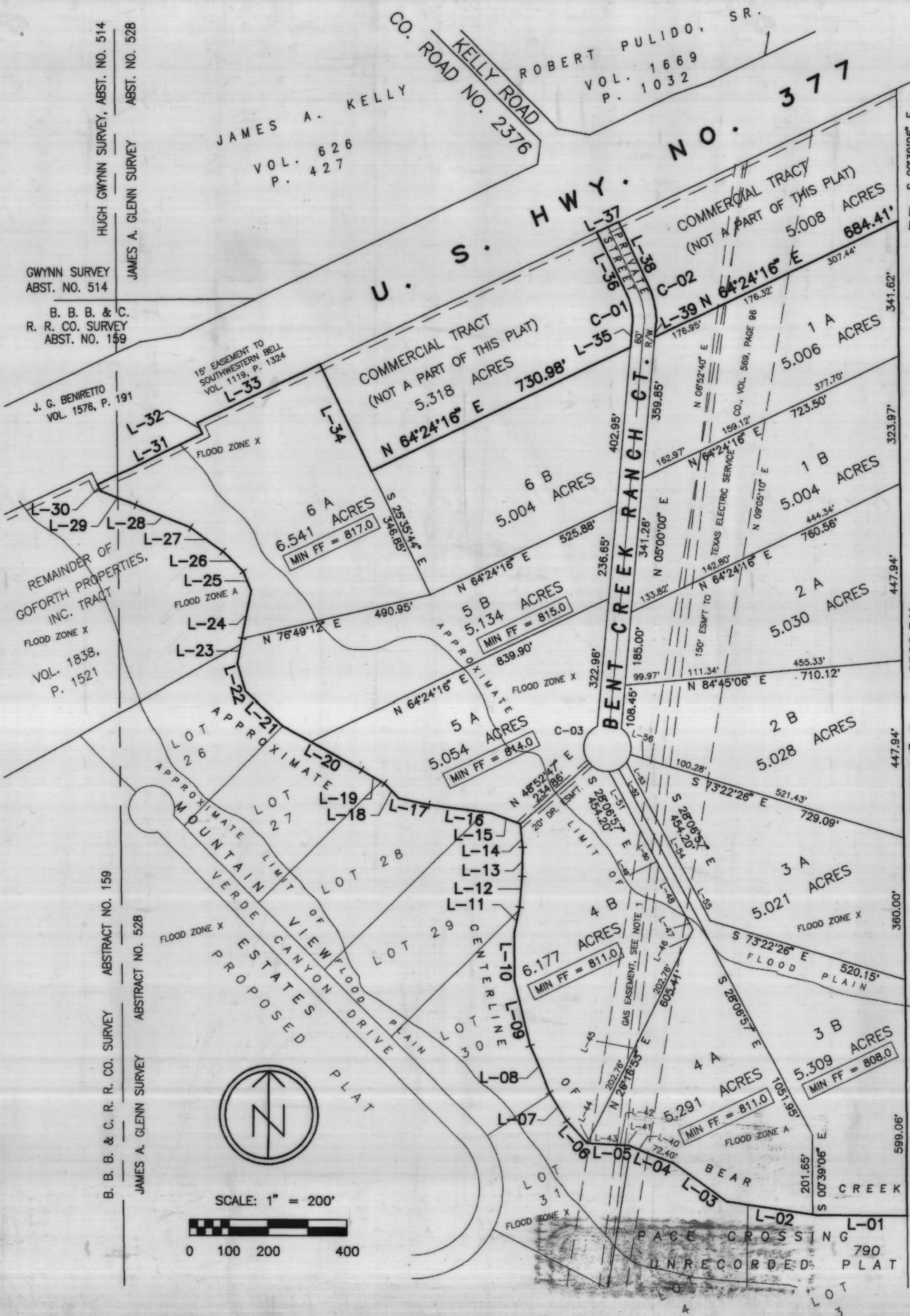
*John A. Grant III* 6-19-01

JOHN A. GRANT, III  
REGISTERED PROFESSIONAL  
LAND SURVEYOR 4151

SHEET 1 OF 3

## Grant Engineering

Engineers      Surveyors      Planners  
3244 Hemphill      Fort Worth, Texas 76110      817-923-3131



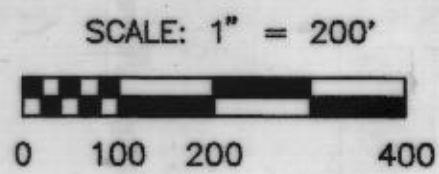
HUGH GWYNN SURVEY, ABST. NO. 514  
 JAMES A. GLENN SURVEY, ABST. NO. 528  
 GWYNN SURVEY, ABST. NO. 514

B. B. B. & C. R. R. CO. SURVEY, ABST. NO. 159

J. G. BENIRETTO, VOL. 1576, P. 191

REMAINDER OF GOFORTH PROPERTIES, INC. TRACT, FLOOD ZONE X, VOL. 1838, P. 1521

B. B. B. & C. R. R. CO. SURVEY, ABSTRACT NO. 159  
 JAMES A. GLENN SURVEY, ABSTRACT NO. 528



POINT OF COMMENCING 5/8" ROD

POINT OF BEGINNING

CONNIE D. WILLS, VOL. 1428, P. 210

PAGE CROSSING UNRECORDED PLAT